



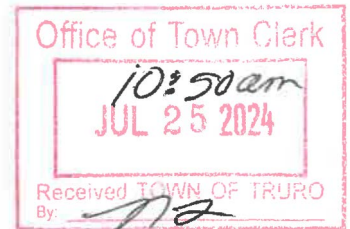
TOWN OF TRURO

PLANNING BOARD

Meeting Minutes

May 8, 2024 – 5:00 pm

REMOTE PLANNING BOARD MEETING



Members Present (Quorum): Rich Roberts (Chair); Anne Greenbaum (Vice Chair); Jack Riemer (Clerk); Ellery Althaus; Paul Kiernan; Virginia Frazier

Members Absent: Caitlin Townsend

Other Participants: Town Planner/Land Use Counsel Barbara Carboni

Remote meeting convened at 5:00 pm, Wednesday, May 8, 2024, by Chair Roberts who announced that this was a remote public meeting aired live on Truro TV Channel 8 and was being recorded. Town Planner/Land Use Counsel Carboni provided information as to how the public may call into the meeting or provide written comment. Members introduced themselves to the public.

Public Comment Period

Public comment, for items not on the agenda, was opened by Chair Roberts and there were no public comments.

Planner Report

Town Planner/Land Use Counsel Carboni reported that at Annual Town Meeting during a discussion on Article XXXV (Replacing the Zoning Bylaw Map of The Water Protection Resource Overlay District), a Planning Board member made an allegation regarding the competence of Health and Conservation Agent Emily Beebe and Town Planner/Land Use Counsel Carboni stated her support for Health and Conservation Agent Beebe.

Chair Roberts stated there would be no debate on Town Planner/Land Use Counsel Carboni's report this evening and Chair Roberts gave Member Riemer an opportunity to provide a comment.

Member Riemer stated that he would be happy to meet with Health and Conservation Agent Beebe, as well as any other Town staff member, to further discuss concerns raised by him as a private citizen at the Annual Town Meeting and not as a member of the Planning Board.

Chair Report

Chair Roberts noted that the Planning Board's articles were well received at the Annual Town Meeting and he thanked Vice Chair Greenbaum and Town Planner/Land Use Counsel Carboni for their input. Chair Roberts also thanked Principal Assessor Jon Nahas for his hard work and assistance ahead of the Annual Town Meeting.

Chair Roberts also asked the Members to consider the priorities for the Planning Board over the next year as those priorities will be discussed at the next meeting.

Chair Roberts recognized Vice Chair Greenbaum and Member Kiernan who commented on the Members' hard work that resulted in the articles being well received by the Town voters.

Chair Roberts recognized Member Kiernan who stated that "I took the speech by a private citizen who happened to be a member of the Board as just a wakeup call to the Town and not a disparaging remark on one particular person so I did not get that. I didn't get that feeling at all."

Minutes

Chair Roberts led the review of the minutes from January 24, 2024, for corrections or edits. Chair Roberts corrected that Select Board Vice Chair Susan Areson is not a Co-Chair and under the Board Action/Review item was not specified and the Members agreed that the minutes should reflect that it was the matter of 538 Shore Road.

Member Riemer was not present and would not vote on these minutes.

Vice Chair Roberts made a motion to approve the minutes from January 24, 2024, as amended.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Abstained

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 5-0-1, motion carries.

Chair Roberts led the review of the minutes from February 7, 2024, for corrections or edits. Member Riemer requested that his filing of a Disclosure of Appearance of Conflict of Interest as required by the Commonwealth of Massachusetts regarding the matter of 9B Benson Road be reflected in the minutes and there were no objections.

Vice Chair Greenbaum made a motion to approve the minutes from February 7, 2024, as amended.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye

Member Althaus - Aye

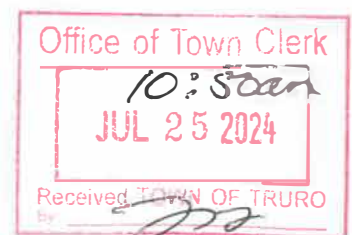
Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 6-0-0, motion carries.



Chair Roberts led the review of the minutes from February 14, 2024, for corrections or edits and there were none.

Vice Chair Greenbaum made a motion to approve the minutes from February 14, 2024, as written.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 6-0-0, motion carries.

Chair Roberts led the review of the minutes from February 21, 2024, for corrections or edits and there were none.

Member Frazier made a motion to approve the minutes from February 21, 2024, as written.

Member Riemer seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 6-0-0, motion carries.

Chair Roberts led the review of the minutes from March 6, 2024, for corrections or edits. Under Board Action/Review, in the matter of **2024-001/ANR – Douglas Ambrose and 47 Fisher Road Realty Trust**, remove Member Kiernan and replace Member Riemer regarding the filing of Disclosure of Appearance of Conflict of Interest.

Member Kiernan made a motion to approve the minutes from March 6, 2024, as amended.

Vice Chair Greenbaum seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye

Member Althaus - Aye

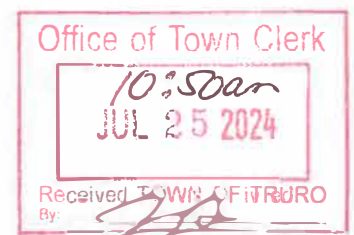
Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 6-0-0, motion carries.



Chair Roberts led the review of the minutes from March 20, 2024, for corrections or edits and there were none.

Vice Chair Greenbaum made a motion to approve the minutes from March 20, 2024, as written.
Member Althaus seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum – Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Aye

Chair Roberts – Aye

So voted, 6-0-0, motion carries.

Chair Roberts led the review of the minutes from April 10, 2024, for corrections or edits and there were none. Vice Chair Greenbaum and Member Kiernan will abstain from voting on these minutes as they were not present at the meeting.

Member Riemer made a motion to approve the minutes from April 10, 2024, as written.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Abstained

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan – Abstained

Chair Roberts – Aye

So voted, 4-0-2, motion carries.

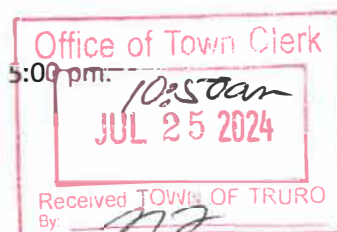
Note: Following this vote, Chair Roberts and the Members thanked Planning Department Assistant Liz Sturdy and Board/Committee/Commission Support Staff Member Alex Powers for their hard work. Chair Roberts and Members agreed that all future Planning Board meeting minutes should include the topic raised by each individual during the Public Comment period to assist the Members and Town staff for any follow-up as needed. There were no objections.

Board Discussion

Chair Roberts led the Members in the discussion and review of the Subdivision Rules and Regulations.

The highlighted topics discussed by Chair Roberts, the Members, and Town Planner/Land Use Counsel Carboni included: public hearings are required for regulation changes and the Members agreed to continue to hold public hearings so voters are informed followed by a vote by the Members; the need to schedule a hearing on the edits to Subdivision Rules and Regulations as soon as possible; the 40' width of a road is a Bylaw and not a rule or regulation so it was recommended that this item (as well others which were applicable) is marked with an * so the public understood that this item (and others) could not be waived; and a review of specific items to be edited as recommended by Planning Department Assistant Sturdy and in the Members' packet for this meeting;

Chair Roberts announced that the next meeting will be Wednesday, May 22, 2024, at 5:00 pm.



Member Riemer made a motion to adjourn at 6:16 pm.

Member Frazier seconded the motion.

Roll Call Vote:

Vice Chair Greenbaum - Aye

Member Althaus - Aye

Member Frazier – Aye

Member Riemer – Aye

Member Kiernan - Aye

Chair Roberts - Aye

So voted, 6-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers

Board/Committee/Commission Support Staff

